

# FOR SALE

## 2 WEST COMMERCIAL AVE.

### MOONACHIE, NJ

15,068 ± SQ FT. INDUSTRIAL PROPERTY

#### CONTACT EXCLUSIVE BROKER

**ALEX ROSENBERG**

Mobile (551) 427-8835

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**DAVID CANTOR**

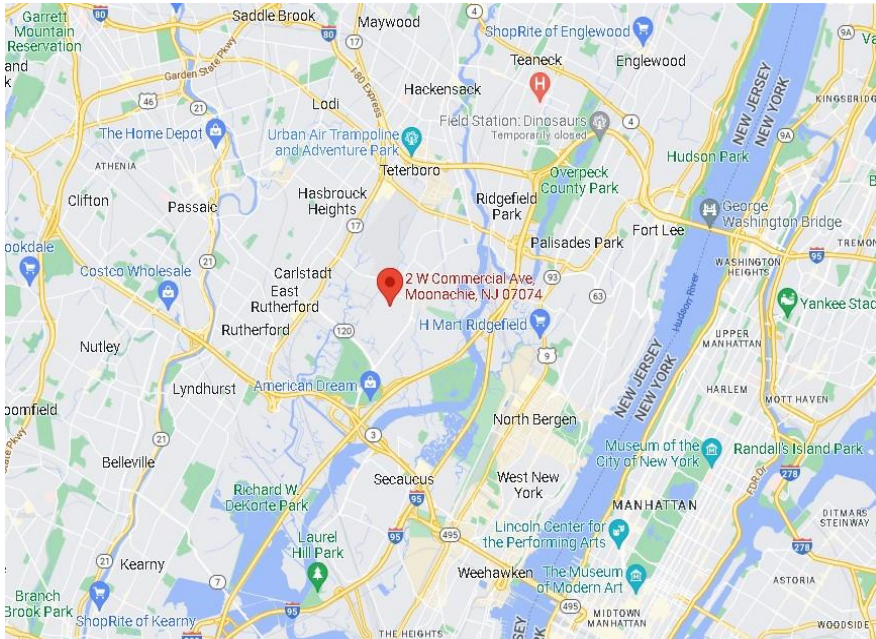
Mobile: (201) 314-2495

[dcantor@teamresourcesinc.com](mailto:dcantor@teamresourcesinc.com)



## 2 W. Commercial Ave. // MOONACHIE, NJ

**Team Resources**, as exclusive agent, is pleased to present this property of 15,068 +/- Sq. Ft. for sale. Zoned Light Industrial.



### PROXIMITY TO KEY LOCATIONS

GW Bridge:	7 +/- miles	Ports:	15 +/- miles
NJ Turnpike:	8 +/- miles	Lincoln Tunnel:	8 +/- miles
Route 80:	3 +/- miles		

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#### Property Description`

<b>Available:</b>	15,068 +/- sq. ft.
<b>Building Size:</b>	15,068 +/- sq. ft.
<b>Ceiling Height:</b>	14'
<b>Loading:</b>	4 tailboard doors
<b>Sale Price:</b>	Upon request
<b>Taxes:</b>	\$2.24 +/- per sq. ft.
<b>Zoned:</b>	Light Industrial
<b>Occupancy:</b>	ASAP

**Overview:** We're pleased to offer this industrial property on a 1 acre lot in the heart of the Meadowlands in Bergen County, NJ. With Routes 3, 17, 46, I-80 at your doorstep, this convenient location is ideally situated for warehousing & distribution.





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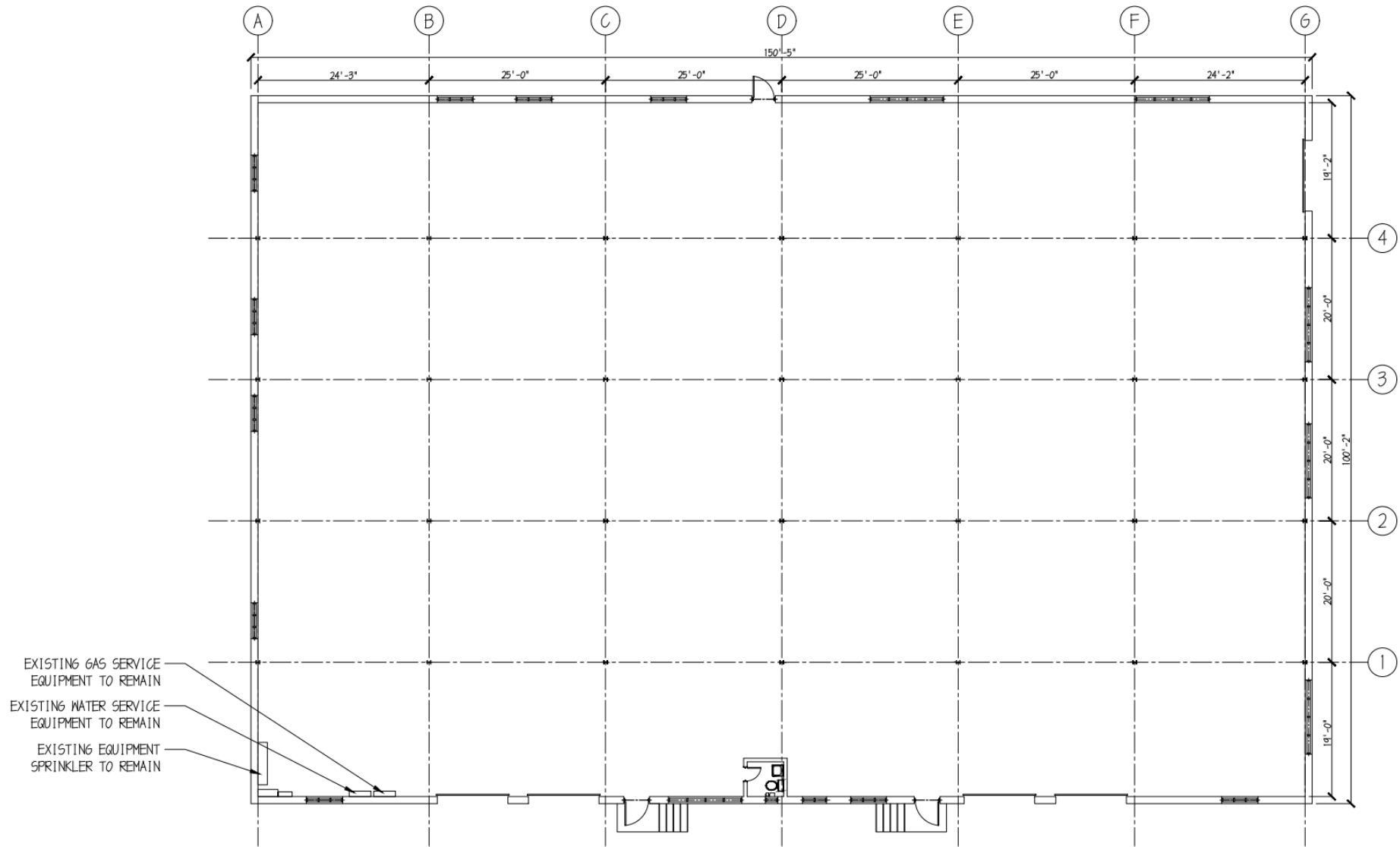
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**A FLOOR PLAN**  
EX-100 SCALE: 1/8" = 1'-0"